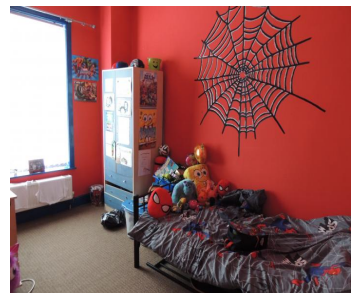


**To let: 96 Ann Street  
Ashton-u-Lyne OL7 £475 PCM**



**Brief Description:**

2 bedroom terrace, fully modernised, gas central heating and UPVC double glazing.

**Property Details:**

Set in a convenient location, close to Ashton town centre and close to Guide Bridge train station, would be an ideal starter property.

#### Lounge

UPVC window to front, radiator, gas fire with feature surround and laminate flooring.

#### Kitchen/Dining room

Large modern kitchen ,UPVC window to rear,radiator, comprising of matching wall and base units in maple, complementary work surfaces, built in electric oven with stainless steel gas hob,overhead extractor,stainless steel sink,gas combi boiler, space for washing machine and fridge/freezer.

#### Bathroom

UPVC window to rear, radiator, featuring a modern white bathroom suite with overbath power shower, marble effect UPVC cladding to walls and ceilings.

#### Master Bedroom

UPVC window to front, radiator, large room with modern decor.

#### Bedroom 2

UPVC window to rear, radiator

#### External

Small rear yard externally

#### **Disclaimer.**

These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment, or facilities are in good working order. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers or tenants must make their own enquiries as to the accuracy of all matters upon which they intend to rely.